

Board of Trustees Workshop

May 24, 2011

The Board of Trustees for the Village of Cold Spring held a workshop meeting on Tuesday, May 24, 2011 beginning at 7:30 pm at the Village Hall, 85 Main Street, Cold Spring, NY.

Attending: Mayor Seth Gallagher, Trustees: Bruce Campbell, J. Ralph Falloon, Charles Hustis, III, and Airinhos Serradas

Trustee Serradas stated that the agenda for the Tuesday Workshop meetings is completed on the Friday before the meeting. He feels that any papers coming in after the agenda is completed should be held over to the next meeting giving the Board sufficient time to read all materials before casting a vote. Trustee Serradas made a motion to table the decisions on these late coming documents until the next meeting. There was no second. The motion was denied.

The Board discussed the proposal from CHA regarding Architectural/Engineering agreements to perform services for the Village along with the NYS DOT grant. Trustee Serradas suggested that they consider burying the power lines while they are undertaking the changes on the sidewalks. It was explained how this would cost millions of dollars to complete. Attorney Steve Gaba stated that the Village demand the Worker's Compensation Insurance Certificate upon execution of the contract.

Resolution # 31-2011

WHEREAS, the Village of Cold Spring is undertaking a project on Main Street from West Street to Cedar Street to repair and/or replace several stairways and stoops on the sidewalks and install, where necessary, handicapped accessible entrances and, in addition, to remove existing lights and replace with street lights that conform to the historic district standards; and

WHEREAS, the project constitutes a Type II Action under SEQRA; and

WHEREAS, the Village has entered into an agreement with the New York State Department of Transportation to secure funding for the project under PIN Number 8759.53; and

WHEREAS, Clough Harbor & Associates, LLP ("CHA") has presented the Village with a proposed Architectural/Engineering Consultant Agreement to perform the engineering services required for the project in accordance with NYS DOT grant agreement PIN No. 8759.53, a copy of which is annexed hereto;

NOW, THEREFORE, BE IT RESOLVED as follows:

1. That the Village Board does hereby approve the proposed Agreement with CHA; and
2. That the Mayor is hereby authorized to execute the said Agreement on behalf of the Village.

The motion was introduced by Trustee Hustis, seconded by Trustee Campbell

The vote on the foregoing resolution was as follows:

Trustee Campbell voted yes;

Trustee Falloon voted yes;

Trustee Hustis voted yes;

Trustee Serradas abstained;

Mayor Gallagher voted yes.

Resolution # 31-2011 is officially adopted on May 24, 2011 by a majority vote.

Resolution # 32-2011

WHEREAS, the Village of Cold Spring is undertaking the construction of pedestrian and drainage enhancement and paving work along Main Street (NYS Route 301), Metro North Railroad to NYS Route

9D, Kemble Avenue, Furnace Street and at the intersection of Fishkill Avenue and Mountain Avenue and other miscellaneous work; and

WHEREAS, the project constitutes a Type II Action under SEQRA; and

WHEREAS, the Village has entered into an Agreement with the New York State Department of Transportation to secure funding for the project under PIN Number 8760.04; and

WHEREAS; Clough Harbor & Associates, LLP (“CHA”) has presented the Village with a proposed Architectural/Engineering Consultant Agreement to perform the engineering services required for the project in accordance with NYS DOT grant agreement PIN No. 8760.04, a copy of which is annexed hereto;

NOW, THEREFORE, BE IT RESOLVED as follows:

1. That the Village Board does hereby approve the proposed Agreement with CHA; and
2. That the Mayor is hereby authorized to execute the said Agreement on behalf of the Village.

The motion was introduced by Trustee Campbell, seconded by Trustee Hustis

The vote on the foregoing resolution was as follows:

Trustee Campbell voted yes;

Trustee Falloon voted yes;

Trustee Hustis voted yes;

Trustee Serradas abstained;

Mayor Gallagher voted yes.

Resolution # 32-2011 is officially adopted on May 24, 2011 by a majority vote.

Before voting on Resolution # 33-2011, renting space in the proposed construction of shared government services building on the former Butterfield Hospital Property, the Board reviewed exactly what this means. It is a Statement of Intent. There may be a new board sitting when this comes to fruition, however, this Resolution is to show that the Village is serious about leasing space.

Trustee Serradas suggested that they increase the square footage from 2,000 to 3,000. The possibility of renting three thousand (3,000) square feet will be stated in the letter of intent.

Resolution # 33-2011

WHEREAS, Butterfield Realty, LLC owns certain real property located at 51-65 Paulding Avenue, Cold Spring, New York (the “Butterfield Property”); and

WHEREAS, there is a proposal to construct a shared government services building on the Butterfield Property; and

WHEREAS, the Village Board is interested in leasing or otherwise securing use of space in the proposed shared government services building on the Butterfield Property for various municipal purposes including, without limitation, providing improved ADA compliant facilities for the Village’s Police Station and Justice Court; and

WHEREAS, by resolution dated June 15, 2010, the Village Board agreed to pursue the possibility of securing use of space in the proposed shared government services building on the Butterfield Property; and

WHEREAS, the Village Board estimates that it would require One Thousand Five Hundred (1500) square feet of ADA compliant space in the proposed shared government services building on the Butterfield Property for use by the Cold Spring Police Department; and

WHEREAS, the Village Board estimates that it would require approximately Two Hundred and Fifty (250) square feet in the proposed shared government services building on the Butterfield Property for use for a Justice Court Office, with an additional Two Hundred and Fifty (250) square feet for the Village’s portion of shared courtroom space; and

WHEREAS, Paul Guillaro of Butterfield Realty, LLC estimates the rate for leasing space in the

proposed shared government services building on the Butterfield Property at Twelve and 75/100 Dollars (\$12.75) per square foot for unfinished office space, without utilities; and

WHEREAS, based upon the foregoing, the cost to the Village for lease of a total of Two Thousand (2,000) square feet in the proposed shared government services building on the Butterfield Property for use by the Village Police Department and Justice Court would be approximately Twenty Five Thousand Five Hundred and 00/100 Dollars \$25,500) per year; and

WHEREAS, the Village Board finds that such a leasing arrangement would be in the best interests of the Village;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. That Village Board hereby approves, in principal, the leasing of approximately Two Thousand (2,000) square feet of space in the proposed shared government services building on the Butterfield Property for use by the Village Police Department and Justice Court at a rate of Twelve and 75/100 Dollars (\$12.75) per square foot for unfinished office space, without utilities, subject to negotiation and execution of a mutually acceptable lease agreement, including lease term; and
2. That the Village Board hereby directs the Village Mayor to send a letter to Paul Guillaro of Butterfield Realty, LLC, communicating the Village Board's desire to lease space within the proposed shared government services building on the Butterfield Property along with a copy of this resolution.

Trustee Hustis presented the foregoing resolution which was seconded by Trustee Campbell.

The vote on the foregoing resolution was as follows:

Trustee Campbell voted yes;

Trustee Falloon voted yes;

Trustee Hustis voted yes;

Trustee Serradas abstained;

Mayor Gallagher voted yes.

Resolution # 33-2011 is officially adopted on May 24, 2011 by majority vote.

Resolution # 30B-2011 The Board of Trustees of The Village of Cold Spring hereby approves the following Budget Adjustment(s) for the 2010/2011 fiscal year:

\$7,100 **From** A5410-400 Sidewalks: Repair and Maintenance, and

\$10,000 **From** A3120-200 Police Equipment,

To A3120-100 Police: Personal Services – Increase police personal services for retroactive pay related to new contract.

Motion to adopt **Resolution # 30B-2011** was made by Trustee Campbell, seconded by Trustee Hustis.

The roll call vote was as follows:

Trustee Campbell voted yes;

Trustee Falloon voted yes;

Trustee Hustis voted yes;

Trustee Serradas voted yes;

Mayor Gallagher voted yes.

Resolution # 30-2011 is officially adopted on May 24, 2011 unanimously. The accountant is hereby authorized to transfer such funds immediately.

Trustee Falloon brought up the possibility of the Village offices going paperless. He has gotten prices on Net Books (10" screens), software, large screen TV (may be cheaper due to cost of purchasing a projector, replacement bulbs and separate screen) and a TV Wall Mount (Sam's Club). Garrison School

District is using this system. Garrison School personnel are willing to give a demonstration of how this works with software that keeps the information secured. Mary Saari, Village Clerk, will contact the school to set up a demonstration. Also, the Board is willing to take a field trip to Garrison School.

Trustee Falloon read the report from Michael P. Carr, P.E., Consulting Engineer, regarding the replacement of the floor in the meeting room of the firehouse. There were two options: Option 1 between \$20,000 to \$30,000; and Option 2 between \$60,000 to \$70,000. These estimates assume that large issues are not encountered in the sub-slab earth, including, but not limited to, soil contamination, ground water conditions, or large mechanical issues.

The Board will set up a meeting with the Fire Company, the Village Highway Department Foreman and Mr. Carr looking for a time frame. Mr. Carr will be paid for this site visit.

Trustee Hustis made a motion to accept Option 1 and authorize payment to Mr. Carr for an RFP developing the plan for Option 1. Trustee Falloon seconded the motion. The vote was unanimous. Motion carried.

The Comprehensive Plan now needs to be fine tuned. The data and goals remain the same but the objectives changed. There was a broad range of public comments. The public input should be sorted by topic not by comment. After one of the Village Clerk's assistants arrange the comments in topic order, a Board workshop will be set with Ted Finck to help guide the Village in the right direction. Prior to this meeting, the information will be sent to Mr. Finck to give him time to go over the comments.

An email dated Friday, May 20, 2011, @ 4:45 pm, was received from Stephanie Hawkins regarding the Film Society showing three Outdoor Films at Dockside with a question of Liability Insurance. She has requested that the Village of Cold Spring consider co-sponsoring these events and extend liability insurance coverage to the state, as a named additional insured. The Mayor will look into this with the insurance company tabling this request until next week.

Mayor Gallagher received a resume, dated May 24, 2011, from Richard Weissbrod for a position on the Planning Board. This was forwarded to the Planning Board.

Two recommendations were made to the Special Board. The Board of Trustees will make the appointments. The Planning Board will name a liaison to the Special Board.

Communication was received from the NYC DEP stating that they will begin work on the aqueduct by shutting the system down for cleaning or relining of this secondary source.

The Annual Drinking Water Quality Report for 2010 has been received. It will be mailed out by month's end.

Public comment was made regarding the meeting that was held at the VFW hall on May 14, 2011 regarding Dockside, Marathon Battery, and the Village Garage sites. It was felt that the building was too small to accommodate the number of residents that attended. Also each item was taken in separate groups making it impossible to comment on each site. What was needed was to take one topic at a time allowing the residents to voice their opinions on all topics.

The open workshop meeting was adjourned.

Respectfully submitted,

Sandra L. Falloon